



### HARRIS COUNTY, TEXAS VICINITY MAP NOT-TO-SCALE

#### GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. NCS-497592-HOU1 OF FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 18, 2011, ISSUED DATE OF AUGUST 1, 2011.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, SCALE FACTOR 0.999898531.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0880L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 1999-282 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY. NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- FENCE TIES SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THIS PLAT IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION. SEE SHEET 2 OF 2.

#### SCHEDULE 'B' NOTES (G.F. No. NCS-497592-HOU1)

- B.10(g) SUBJECT TO RESTRICTIVE COVENANTS FILED FOR RECORD IN HARRIS COUNTY CLERK'S FILE NO. D493018.

#### FLOOD INFORMATION



FIRM FLOOD INSURANCE RATE MAP HARRIS COUNTY, TEXAS AND INCORPORATED AREAS	
PANEL 880 OF 1150 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)	
CONTAINS:	HARRIS, PANEL, SHEET
SUBURBANITY:	HOUSTON, CITY OF
HOUSTON, CITY OF	48201C0880L
MAP NUMBER 48201C0880L	
MAP REVISED: JUNE 18, 2007	
Federal Emergency Management Agency	

#### LEGEND

\* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY

BO - BOLLARD	*TLP - TRAFFIC LIGHT POLE	IP - IRON PIPE
CH - CHAINLINK FENCE	DP - DROP POLE	IR - IRON ROD
CM - CONCRETE METER	PP - POWER POLE	NO - NUMBER
CV - GAS VALVE	MP - METER POLE	PG - PAGE
FH - FIRE HYDRANT	SP - SERVICE POLE	R.O.W. - RIGHT-OF-WAY
WM - WATER METER	GA - GUY ANCHOR	SQ. FT. - SQUARE FEET
WV - WATER VALVE	OP - OVERHEAD POWER LINE	VOL. - VOLUME
SW - SAMPLE WELL	BWF - BARBED WIRE FENCE	F.C. - FILM CODE
GI - GRATE INLET	WIF - WROUGHT IRON FENCE	TC - TOP OF CURB
GR - GRATE INLET	WF - WOOD FENCE	5/8" IR - 5/8" IRON ROD W/PLASTIC CAP
MANHOLE	CH - CHAINLINK FENCE	STAMPED "WINDROSE LAND SERVICES"
GREASE TRAP MANHOLE	OH - OVERHEAD UTILITY LINE	TS - TREE/SHRUB
CLEANOUT	EX - EXISTING	
TELEPHONE PEDESTAL	PP - PER PLANS	
ELECTRIC METER	AP - APPROXIMATE	
LP - LIGHT POLE	HB - HIGHBANK	
ES - ELECTRIC SWITCH		

#### REVISIONS

DATE	REASON	BY



#### DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND, SITUATED IN THE LUKE MOORE SURVEY, ABSTRACT NO. 51, HARRIS COUNTY, TEXAS, AND BEING ALL OF LOTS 2, 3 AND 4, BLOCK "P" OF LEELAND PARK ADDITION, ALSO KNOWN AS HOUSTON CITY STREET RAILWAY ADDITION NO. 4, MAP OR PLAT THEREOF RECORDED UNDER VOL. 1, PG. 121, H.C.M.R. AND AMENDED IN VOL. 572, PG. 458, H.C.D.R. AND BEING THE SAME TRACT OF LAND CONVEYED TO CHILD CARE COUNCIL OF GREATER HOUSTON, INC. AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE (H.C.C.F.) NUMBER (NO.) D493018 AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, SCALE FACTOR OF 0.999898531:

BEGINNING AT A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET (GRID COORDINATES X:312741.05, Y:13831400.85), ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF DREW STREET (40 FEET WIDE), AS RECORDED IN VOLUME 572, PAGE 458 OF THE HARRIS COUNTY MAP RECORDS, MARKING THE COMMON CORNER OF A 250 SQUARE FEET OF LAND DEDICATED TO THE CITY OF HOUSTON FOR R.O.W. PURPOSES IN PLAT OF LIGHT TERRACE AS RECORDED IN FILM CODE NO. 598182, H.C.M.R. AND THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 17 DEGREES 16 MINUTES 08 SECONDS EAST, DEPARTING THE NORTH R.O.W. LINE OF SAID DREW STREET, ALONG THE COMMON LINE OF LOT 1 AND LOT 2 OF SAID LIGHT TERRACE AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET (GRID COORDINATES, X:312744.73, Y:13831496.34), MARKING THE NORTHEAST CORNER OF SAID LOT 2 AND THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 72 DEGREES 50 MINUTES 16 SECONDS EAST, A DISTANCE OF 150.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET MARKING THE COMMON SOUTH CORNER OF LOTS 3 AND 5 OF SAID LEELAND PARK ADDITION, THE NORTHWEST CORNER OF LOT 5 OF SAID LEELAND PARK ADDITION AND THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT, FROM WHICH A FOUND 1/2" IRON PIPE BEARS FOR REFERENCE NORTH 34 DEGREES 33 MINUTES 51 SECONDS EAST, A DISTANCE OF 0.46 FEET;

THENCE, SOUTH 17 DEGREES 16 MINUTES 08 SECONDS WEST, ALONG THE COMMON LINE OF SAID LOT 5 AND THE HEREIN DESCRIBED TRACT, A DISTANCE OF 100.00 FEET TO A CAPPED 5/8" IRON ROD STAMPED "WINDROSE LAND SERVICES" SET (GRID COORDINATES, X:312754.37, Y:13831356.59), ON THE NORTH RIGHT-OF-WAY LINE OF SAID DREW STREET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 72 DEGREES 50 MINUTES 16 SECONDS WEST, ALONG THE NORTH LINE OF SAID DREW STREET, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND SHOWN ON THE SURVEY JOB NO. 47723WC, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

#### SURVEYOR'S CERTIFICATION

TO: CITY OF HOUSTON  
FIRST AMERICAN TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION. THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

MIKE KURKOWSKI  
Registered Professional Land Surveyor  
Texas Registration No. 5101

08/23/11  
DATE

#### CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DEPARTMENT

APPROVAL  
10/13/2011  
DATE  
RIGHT OF WAY SECTION

KEY MAP No. 493 Z  
GIMS MAP No. 5456D

PARCEL No. 5Y11-058

CIP No.

GFS No.

C.M. No.

Windrose Land Services, Inc.  
3200 Wilcrest, Suite 325  
Houston, Texas 77042  
Phone (713) 458-2282 Fax (713) 461-1151  
Professional Development Consultants  
Land Surveying, Platting, Project Management, GIS Services

LAND TITLE SURVEY OF  
LOTS 2, 3 & 4, BLOCK "P"  
OF LEELAND PARK ADDITION, A.K.A.  
HOUSTON CITY STREET RAILWAY ADDITION NO. 4  
VOL. 1, PG. 121 H.C.M.R. AMENDED UNDER VOL.  
572, PG. 458, H.C.D.R.  
SITUATED IN THE LUKE MOORE SURVEY, A-51  
CITY OF HOUSTON, HARRIS COUNTY, TEXAS

FILED BY: MO/DC  
CHECKED BY: MJK  
JOB NO. 47723WC  
DRAWN BY: SMH/GA  
FIELD DATE: 05-18-11  
SHEET NO. 1 OF 2